

PB #90-37

**MAHAREY & PETRO
WITHDRAWN**

SBL 35-1-31 & 35.322

Approved 9/12/90

General Receipt

11511

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of

Shirley Keldreth R

July 20

1970

\$ 25.00

Twenty-five and 00/100

DOLLARS

For

Planning Board Application Fee 90-37

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>OB# 2113</i>		<i>25.00</i>

By

Pauline J. Townsend

Town Clerk

General Receipt

11585

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

Received of

James Peter Jr

Aug. 23

1970

\$ 84.50

Eighty Four and 50/100

DOLLARS

For

P/B Eng. Fees #90-37

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>Check # 84.50</i>		
<i>#2222</i>		

By

Pauline J. Townsend

Town Clerk

Title

90-37

Map Number

10050

City

[X]

Town

[X]

Village

[]

Section

35

Block

1

Lot

35.32

Title:

Arthur O. Maharay &
James R. Petro, Jr

Dated:

6-21-90

Filed

10-17-90

Approved by

Danielle McCarnille

on

9-12-90

Record Owner

James Petro Jr

+ Arthur Maharay

MARION S. MURPHY
Orange County Clerk

(1 Sheet)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS


PROJECT NAME: MAHARAY/PETRO LOT LINE CHANGE
PROJECT LOCATION: OFF ROUTE 32
PROJECT NUMBER: 90-37
DATE: 8 AUGUST 1990
DESCRIPTION: THE APPLICANTS HAVE SUBMITTED A PLAN FOR A LOT
LINE CHANGE BETWEEN LOTS 35.31 AND 35.322 OF
SECTION 35, BLOCK 1 OF THE TOWN.

1. Given the size of the two (2) parcels involved and the fact that the lot line being revised is a substantial distance from any indicated structure, this lot line change does not appear to have any zoning bulk significance and appears to be a simple matter.

As such, I am aware of no concerns or any reason why this application could not receive approval.

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. Submittal of this application to Orange County Department of Planning is optional.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:MAHARAY.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/23/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-37

NAME: MAHARAY & PETRO LOT LINE CHANGE
APPLICANT: PETRO, JAMES JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/20/90	APPLICATION FEE	CHG	25.00		
07/20/90	APPLICATION FEE	PAID		25.00	
08/22/90	P.B. ENGINEER FEES	CHG	84.50		
08/23/90	P.B. ENGINEER FEES	PAID		84.50	
		TOTAL:	109.50	109.50	0.00

AS OF: 06/22/90

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 37

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
50-37	46655	07/17/90	TIME	MJE	MC KANARY PETRO L/L	60.00	0.40	24.00				
50-37	47740	08/07/90	TIME	MJE	MC PETRO L/L	60.00	0.50	30.00				
90-37	47376	08/08/90	TIME	MJE	GM FINAL APPL	60.00	0.10	6.00				
90-37	47767	08/09/90	TIME	MJE	MC PETRO L/L	60.00	0.20	12.00				
90-37	47574	08/09/90	TIME	MC	CL KANARAY/PETRO LOTLIN	25.00	0.50	12.50				
								=====	=====	=====	=====	
TASK TOTAL								54.50	0.00	0.00	54.50	
.....												
								=====	=====	=====	=====	
GRAND TOTAL								54.50	0.00	0.00	54.50	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-37

NAME: MAHARAY & PETRO LOT LINE CHANGE
APPLICANT: PETRO, JAMES JR.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	07/20/90	MUNICIPAL HIGHWAY	/ /	
ORIG	07/20/90	MUNICIPAL WATER	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL SEWER	/ /	
ORIG	07/20/90	MUNICIPAL SANITARY	07/20/90	APPROVED
ORIG	07/20/90	MUNICIPAL FIRE	07/23/90	APPROVED
ORIG	07/20/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/08/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-37

NAME: MAHARAY & PETRO LOT LINE CHANGE

APPLICANT: PETRO, JAMES JR.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/20/90	APPLICATION FEE	CHG	25.00		
07/20/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

90-37



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 656-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 17 July 1990 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Full App

PROJECT NAME: Maharaj Petro 1/2

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: BJH.

TOWN REPS PRESENT:

BLDG INSP.	<u>X</u>
FIRE INSP.	<u>Lich</u>
ENGINEER	<u>X</u>
PLANNER	<u> </u>
P/B CHMN.	<u> </u>
OTHER (Specify)	<u> </u>

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Next avail agenda

Orig
JUL 17 1990
90-37

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, S. P.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

hot line change
The maps and plans for the Site Approval

Subdivision as submitted by
Grevas and Hildeeth for the building or subdivision of
Mahoney and Petros, Jr has been
reviewed by me and is approved ☒
disapproved

If disapproved, please list reason

does not involve waste disposal systems

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn H. Marten Jr
SANITARY SUPERINTENDENT

July 20, 1990
DATE

✓
CC: H.E.

Orig
JUL 17 1960
90-37

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas & H. H. H. H. H. for the building or subdivision of

Arthur O. Mahavayr James R. Retso has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this particular area.

HIGHWAY SUPERINTENDENT

Steve B. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: H.E.

MAH&PT.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 23 July 1990

SUBJECT: Maharay & Petro Lot Line Change

PLANNING BOARD REFERENCE NUMBER: PB-90-37

DATED: 17 July 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-069

A review of the above referenced lot line change was conducted on 23 July 1990.

This lot line change is acceptable.

PLANS DATED: 11 July 1990.

Robert F. Rodgers m.r.

Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

ARTHUR O. MAHARAY deposes and says that he
resides at 238 Windsor Hwy, New Windsor
(Owner's Address)

in the County of ORANGEand State of NEW YORK

and that he is the owner in fee of

SECTION 35 BLOCK 1 LOT 35.322

which is the premises described in the foregoing application and
that he has authorized GREENS & HINDRETH, P.C.
to make the foregoing application as described therein.

Date: 7-15-90

Arthur O. Maharay
(Owner's Signature)

Sandra Maharay
(Witness' Signature)

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

JAMES R. PETRO JR., deposes and says that he
resides at _____
(Owner's Address)

in the County of ORANGEand State of NEW YORK

and that he is the owner in fee of _____

SECTION 35 BLOCK 1 LOT 35.31

which is the premises described in the foregoing application and
that he has authorized GREVAS & HEDDOTH, P.C.
to make the foregoing application as described therein.

Date: 7/11/90James R. Petro Jr.
(Owner's Signature)William R. Hildard
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARDMINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. N/A Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. N/A Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. N/A Surveyor's certification.
12. ✓ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. N/A Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. N/A Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: William P. Hildred
Licensed Professional

Date: 18 July 1990

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project ARTHUR O. MAHARAY & JAMES R. PETRO JR.
2. Name of Applicant JAMES R. PETRO JR Phone 565-8530
Address P.O. BOX 928 VAILS GATE N.Y. 12584
(Street No. & Name) (Post Office) (State) (Zip)
ARTHUR O. MAHARAY & BERNILDE S. MAHARAY
3. Owners of Record JAMES R. PETRO JR. Phone _____
238 WINDSOR HIGHWAY NEW WINDSOR N.Y. 12553
Address P.O. BOX 928 VAILS GATE N.Y. 12584
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GEORGE & ELIZABETH F.C. Phone 562-8667
Address 33 QUASSACK AVE. NEW WINDSOR NY. 12553
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the WEST side of ROUTE 32.
(Street)
2,200± feet SOUTH
(Direction)
of UNION AVENUE
(Street)
7. Acreage of Parcel TOTAL: 43.86 8. Zoning District R-5
9. Tax Map Designation: Section 35 Block 1 Lot 35.322
35.31
10. This application is for LOT-LINE CHANGE
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership
Section N/A Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

(Owner's Signature)

13th day of July 1989 X Sam R. Peltz
(Applicant's Signature)

Harriet Klein
Notary Public

(Title)

HARRIET KLEIN
NOTARY PUBLIC, State of New York
Residing in Orange County

Commission Expires

4722852

9-30-90

REV. 3-87

PROJECT I.D. NUMBER

617.21

00 - 37

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>JAMES PETRO JR.</u>	2. PROJECT NAME <u>ARTHUR O. MANNING & JAMES R. PETRO LOT-LINE CHANGE</u>
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>WEST SIDE OF N.Y.S. RTE. 32, 2,200' SOUTH OF COUNTY HIGHWAY NO. 69 (AKA UNION AVENUE)</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>LOT-LINE CHANGE</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>43.86</u> acres Ultimately <u>43.86</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JAMES R. PETRO, JR.</u>	Date: <u>7/11/90</u>
Signature: <u>James R. Petro Jr.</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE OF THRESHOLD IN 6 NYCRR, PART 617.12? If yes, complete the review process and use the FULL EAP. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible official)

Date

